

Application ref: 2020/4674/P
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Date: 10 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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Idea Architects
235 Blackstock Road
LONDON
N5 2LL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Replacement of all windows, reduction of cill level windows/door to the ground floor rear elevation, removal and infill ground floor rear-side door opening and alteration to rear conservatory roof to the dwellinghouse (Use Class C3).

Drawing Nos: A(31)_100, LDC(02)_100, LDC(02)_101, LDC(02)_102, LDC(02)_103, LDC(03)_100, LDC(03)_101, LDC(03)_102, LDC(03)_103, LDC(04)_100, LDC(04)_101, LDC(04)_102, LDC(04)_103, E(02)_100, E(02)_101, E(02)_102, E(02)_103, E(03)_100, E(03)_101, E(03)_102, E(03)_103, E(04)_100, E(04)_101, E(04)_102, E(04)_103, OS(00)_100.

Second Schedule:

24 Ferncroft Avenue
London
NW3 7PH

Reason for the Decision:

- 1 The proposed replacement like-for-like of all windows are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

- 2 The reduced cill level to rear elevation ground Floor windows/doors and removal and infill ground floor rear-side door opening are permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3 The alteration of the rear conservatory roof is permitted under Class B of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informative(s):

- 1 The development would only constitute permitted development if the materials used in any exterior work with the windows and roof alteration hereby permitted subject to the grant of this certificate, shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house, in accordance with Condition A.3/B.2 of the Town & Country Planning (General Permitted Development) Order 2015.
- 2 You are advised that in order to comply with the parameters of permitted development as set down in the Town & Country Planning (General Permitted Development) Order 2015 you must ensure that:-
 - (i) the works do not include the installation, alteration or replacement of a chimney, flue or soil or vent pipe; and
 - (ii) the rooflights on the front roofslope do not protrude more than 150mm beyond the plane of the roofslope
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment

Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus, would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which are materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.